WARRANT
FALL ANNUAL TOWN MEETING
OCTOBER 18, 2016

THE COMMONWEATH OF THE MASSACHUSETTS

Middlesex, ss

To Any Constable of the Town of Natick in said County:
Greeting:

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet in the Natick High School, Natick on **Tuesday Evening October 18, 2016 at 7:30 PM**, then and there to act on the following Articles:

Article 1	Fiscal 2017 Omnibus Budget
Article 2	Stabilization Fund
Article 3	Operational/Rainy Day Stabilization Fund
Article 4	Capital Stabilization Fund
Article 5	Inflow & Infiltration Stabilization Fund
Article 6	One-to-One Technology Stabilization Fund
Article 7	FAR Bonus Stabilization Fund
Article 8	Other Post-Employment Benefits (OPEB) Fund
Article 9	Capital Equipment
Article 10	Capital Improvement
Article 11	Collective Bargaining
Article 12	Personnel Board: Amendments to By-Law Article 24
Article 13	Personnel Board Classification and Pay Plan
Article 14	Committee Article
Article 15	Street Acceptance: Heavey Way
Article 16	Street Acceptance: Hunter's Lane
Article 17	Unpaid Bills
Article 18	Dissolve the Natick High School Building Committee
Article 19	Establish Revolving Fund for Curbside Compost Collection Program
Article 20	Establish Capital Reserve Fund
Article 21	Appropriate Funds to Capital Reserve Fund
Article 22	Appropriate Mitigation Funds for Route 27 Design
Article 23	Amend General By-Laws Regarding Directional Signage on Public Rights-of-Way
Article 24	Amend Zoning By-Laws Regarding Micro Breweries
Article 25	Amend Zoning By-Laws Regarding Dimensional Requirements
Article 26	Amend Zoning By-Laws to Add Definition for "Special Care Residence"
Article 27	Amend Zoning By-Laws Regarding Driveways and Parking Dimensions
Article 28	Construction of a Shade Apparatus Over Picnic Tables at the Community-Senior Center
Article 29	Amend the Natick Zoning Bylaw to Create an Assisted Living Option Overlay District (ALOOD).
Article 30	Include Certain Parcels of Land on Eliot Street and Everett Street in the Assisted Living Option Overlay District ("ALOOD").
Article 31	Amend the Natick Zoning Bylaw to Create a Transitional Overlay Option Plan (TOOP)
Article 32	Include Certain Parcels of Land Located on the Southerly Side of East Central Street, the Easterly Side of Lincoln Street, the Easterly and Westerly Side of Wilson Street and the Westerly Side of Grant Street in the Transitional Overlay Option Plan (TOOP)
Article 33	Amend the Town of Natick By-laws to Ban the Use of Polystyrene
Article 34	Acquisition of 218 Speen Street

ARTICLE 1
Fiscal 2017 Omnibus Budget
(Town Administrator)

To determine what sum or sums of money the Town will appropriate and raise, or transfer from available funds, for the operation of the government of the Town of Natick, including debt and interest, during Fiscal Year 2017 (July 1, 2016 through June 30, 2017) and to provide for a reserve fund for Fiscal Year 2017, and to see what budgets for Fiscal Year 2017 will be reduced to offset said additional appropriations, or otherwise act thereon.

ARTICLE 2
Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the stabilization fund established under Article 22 of the warrant for Annual Town Meeting of 1961, as authorized by Chapter 40, Section 5B of the General Laws, as amended; or otherwise act thereon.

ARTICLE 3
Operational/Rainy Day Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the Operational Stabilization Fund established by vote of the 2011 Spring Annual Town Meeting under Article 4, as authorized by Chapter 40, Section 5B of the General Laws, as amended; or otherwise act thereon.

ARTICLE 4
Capital Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the Capital Stabilization Fund established under Article 2 of the warrant for Fall Annual Town Meeting of 2010, as authorized by Chapter 40, Section 5B of the General Laws, as amended, or otherwise act thereon.

ARTICLE 5
Inflow & Infiltration Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the Inflow & Infiltration Stabilization Fund established under Article 30 of the warrant for the Spring Annual Town Meeting of 2014, as authorized by Chapter 40, Section 5B of the General Laws, as amended, or otherwise act thereon.

ARTICLE 6
One-to-One Technology Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the One-to-One Technology Stabilization Fund established under Article 31 of the warrant for the Spring Annual Town Meeting of 2014, as authorized by Chapter 40, Section 5B of the General Laws, as amended, or otherwise act thereon.

ARTICLE 7
FAR Bonus Stabilization Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of supplementing the FAR Bonus Stabilization Fund established under Article 24 of the warrant for the Fall Annual Town Meeting of 2015, as authorized by Chapter 40, Section 5B of the General Laws, as amended, or otherwise act thereon.

ARTICLE 8
Other Post-Employment Benefits (OPEB) Fund
(Town Administrator)

To see if the Town will vote to appropriate a sum of money from available funds for the purpose of funding the Other Post-Employment Benefits Liability Trust Fund authorized by vote of the 2011 Fall Annual Town Meeting under Article 8 pursuant to the provisions of Chapter 32B, Section 20 of the General Laws, as amended, or otherwise act thereon.

ARTICLE 9
Capital Equipment
(Town Administrator)

To see if the Town will vote to appropriate and raise, or otherwise provide, a sum of money as may be required for capital equipment for the various departments of the Town of Natick; to determine whether this appropriation shall be raised by borrowing or otherwise, or otherwise act thereon.

ARTICLE 10
Capital Improvement
(Town Administrator)

To see if the Town will vote to appropriate and raise, or otherwise provide, a sum of money to implement a Capital Improvement Program, to protect the physical infrastructure of the Town of Natick; to determine whether this appropriation shall be raised by borrowing or otherwise, or to otherwise act thereon.

ARTICLE 11
Collective Bargaining
(Board of Selectmen)

To see if the Town will vote to raise and appropriate, or otherwise provide, the funds necessary to implement the Terms of Agreements reached between the Town and the following collective bargaining units:

a) Massachusetts Laborers' District Council Public Employees Local Union 1116 of the Laborers International Union of North America – Clerical Employees
b) Massachusetts Laborers' District Council Public Employees Local Union 1116 of the Laborers International Union of North America – Public Works' Department
c) Massachusetts Laborers' District Council Public Employees Local Union 1116 of the Laborers International Union of North America – AFL CIO Library Employees
d) Massachusetts Laborers' District Council Public Employees Local Union 1116 of the Laborers International Union AFL CIO – Facility Management Employees
e) Supervisors and Administrators Association (DPW)
f) The Natick Patrol Officers' Association
g) New England Police Benevolent Association, Local 82, IUPA, AFL CIO
h) New England Police Benevolent Association, Inc. Local 182, Dispatchers
i) Local 1707 International Association of Firefighters, AFL CIO
j) The Deputy Fire Chiefs Association

Or otherwise act thereon.

ARTICLE 12
Personnel Board: Amendments to By-Law Article 24
(Town Administrator)

To see if the Town will vote to amend the Town of Natick By-Laws Article 24, specifically the following:

A) Amend Section 4.3 to reduce from one year to six months the probationary period for new employees.
B) Amend Section 5.3 by deleting "37 1/2 hours" and replacing it with "40 hours"

C) Amend Sections 5.4 and 5.5 pertaining to the definitions of Regular Part-Time Employees and Part-Time Employees.
D) Insert a new Section 5.6 to provide a definition for "Seasonal Employee" and renumber subsequent Sections and Sub-Sections accordingly
E) Amend existing Sections 5.6.2, and 5.6.3 (to be renumbered as 5.7.2 and 5.7.3, respectively, under paragraph C) above) regarding benefits for Regular Part-Time Employees and Part-Time Employees
F) Insert a new Section 5.6.4 (to be renumbered as 5.7.4 under paragraph C) above) regarding benefits for Seasonal Employees
G) Amend Sections 7.1, 7.2.2, and 7.3.3A, said sections pertaining to Employee Benefits, specifically holidays, vacations, and long-term disability programs;

Or otherwise act thereon.

ARTICLE 13
Personnel Board Classification and Pay Plan
(Personnel Board and Town Administrator)

To see if the Town, pursuant to the authority contained in Section 108A of Chapter 41 of the General Laws, will vote to amend the by-laws by adding to Article 24, Section 3, a new paragraph deleting certain position titles, adding new position titles and effecting changes in the salary ranges as presently established; or otherwise act thereon.

ARTICLE 14
Committee Article
(Board of Selectmen)

To see if the Town will vote to receive the reports of town officers, boards, and committees; or otherwise act thereon.

ARTICLE 15
Street Acceptance: Heavey Way
(Board of Selectmen)

To see if the Town will vote to accept Heavey Way as a public way, and any appurtenant easements thereto, as laid out by the Board of Selectmen and as shown on a plan or plans, a copy of which is on file in the office of the Town Clerk; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Heavey Way, and any appurtenant drainage, utility or other easements related to said Heavey Way, and/or to accept grants thereof; and, further, to authorize the Board of Selectmen and other applicable Town of Natick boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; or otherwise act thereon.

ARTICLE 16
Street Acceptance: Hunter's Lane
(Board of Selectmen)

To see if the Town will vote to accept Hunter's Lane as a public way, and any appurtenant easements thereto, as laid out by the Board of Selectmen and as shown on a plan or plans, a copy of which is on file in the office of the Town Clerk; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Hunter's Lane, and any appurtenant drainage, utility or other easements related to said Hunter's Lane, and/or to accept grants thereof; and, further, to authorize the Board of Selectmen and other applicable Town of Natick boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; or otherwise act thereon.

ARTICLE 17
Unpaid Bills
(Town Administrator)

To see if the Town will vote to raise and appropriate, or otherwise provide such sums of money as may be required for the payment of unpaid bills of previous years, incurred by the departments, boards and officers of the Town of Natick, or otherwise act thereon.

ARTICLE 18
Dissolve the Natick High School Building Committee
(Superintendent of Schools)

To see if the Town will vote to dissolve the Natick High School Building Committee, which Committee was created by vote of the 2001 Fall Annual Town Meeting under Article 15, and which Committee's composition and charge were amended at the 2010 Fall Annual Town Meeting under Article 18, and to express gratitude to those who served as members of that Committee, or otherwise act thereon.

ARTICLE 19
Establish Revolving Fund: Curbside Compost Collection Program
(Town Administrator)

To see if the Town will vote pursuant to Chapter 44, Section 53E1/2 of the Massachusetts General Laws, to establish a Curbside Compost Collection Program Revolving Fund in order to utilize fees received from participants in said program in order to fund costs associated with said program; further, to authorize the Sustainability Coordinator, under the supervision of the Town Administrator, to expend money from such revolving fund; and to limit the total amount which may be expended from such fund up to and including $20,000 during the fiscal year beginning July 1, 2016; or otherwise act thereon.

ARTICLE 20
Establish Capital Reserve Fund
(Town Administrator)

To see if the Town will vote to establish a Capital Reserve Fund within the Board of Selectmen's operating budget, the purpose of said Fund being to provide a funding source that may be used to supplement Town Meeting appropriations for capital projects, and which funds may be utilized in instances where the lowest responsible bid exceeds the Town Meeting appropriation and a determination is made that the Town's interests are best served by providing supplemental funds rather than re-bidding or re-designing the project, provided that appropriations from said Capital Reserve Fund shall only be made pursuant approval of the School Committee (for buildings or properties under their jurisdiction) or the Board of Selectmen (for buildings or properties under their jurisdiction), and provided further that the appropriation amount per project shall not exceed $20,000; or otherwise act thereon.

ARTICLE 21
Appropriate Funds to Capital Reserve Fund
(Town Administrator)

To see if the Town will vote to raise and appropriate, or otherwise provide, a sum of money to the Capital Reserve Fund within the FY 2017 Board of Selectmen's operating budget; or otherwise act thereon.

ARTICLE 22
Appropriate Mitigation Funds for Route 27 Design
(Board of Selectmen)

To see if the Town will vote to appropriate a sum of money from mitigation funds for Route 27 design and associated costs; or otherwise act thereon.

ARTICLE 23
Amend General By-Laws Regarding Directional Signage on Public-Rights-of-Way
(Joshua Ostroff, et.al.)

To see if the Town will vote to amend the Town of Natick Bylaws to add a new section 72C to provide for directional signage on public property, or otherwise act thereon.

ARTICLE 24
Amend Zoning By-Laws Regarding Micro Breweries
(Planning Board)

To see if the Town will vote to amend the Zoning Bylaws to 1) add a definition for "Micro Brewery, Cidery, Distillery, or Winery" to Article I, Section 200 of the Town of Natick Zoning Bylaw; and 2) determine in which zoning district(s) such use may be permitted by right or by special permit; or otherwise act thereon.

ARTICLE 25
Amend Zoning By-Laws Regarding Dimensional Requirements
(Planning Board)

To see if the Town will vote to amend the Zoning Bylaws with regard to certain dimensional requirements pertaining to single and two-family structures within the Residential General zoning district; or otherwise act thereon.

ARTICLE 26
Amend Zoning By-Laws to Add Definition for "Special Care Residence"
(Planning Board)

To see if the Town will vote to add a definition for "Special Care Residence" to Article I, Section 200 of the Town of Natick Zoning Bylaw; or otherwise act thereon.

ARTICLE 27
Amend Zoning By-Laws Regarding Driveways and Parking Dimensions
(Planning Board)

To see if the Town will vote to amend the Zoning Bylaws with regard to certain driveways and parking dimensions and applicability; or otherwise act thereon.

ARTICLE 28
Construction of a Shade Apparatus Over Picnic Tables at the Community-Senior Center
(Jerry L. Pierce, et al)

To see if the Town will vote to appropriate a sum of money for the construction of a suitable shade apparatus over the two picnic tables near the raised gardens at the Community-Senior Center, or otherwise act thereon.

ARTICLE 29
Amend the Natick Zoning Bylaw to Create an Assisted Living Option Overlay District (ALOOD).
(Richard A. Glaser, et al)

To see if the Town will vote to amend the Natick Zoning Bylaw to create an Assisted Living Option Overlay District (ALOOD) limited to residential zoning districts, including but not limited to:

1. specifying the purpose and objectives of such ALOOD;

2. setting any and all dimensional and intensity regulations, including requirement for minimum size of any parcel or parcels included in the ALOOD, for such ALOOD;

3. specifying whether uses within such ALOOD shall require a Special Permit and which Town board shall be the Special Permit Granting Authority;

4. specifying the authority of the Special Permit Granting Authority to grant waivers or allow modification of dimensional or intensity regulations and the criteria for such waivers and/or modifications;

5. establishing requirements for the provision of Open Space or Open Space Public Benefit Amenity for any parcel or parcels included in the ALOOD;

6. establishing such other requirements as the Town deems appropriate for uses allowed within the ALOOD; and

take any other action consistent with the creation of this ALOOD, or otherwise act thereon.

Suggested Bylaw provisions:

1. Amend Article I by adding:

Section 110 – PURPOSE OF ASSISTED LIVING OPTION OVERLAY DISTRICT (ALOOD)

Within the purposes expressed in Section 100 of this Bylaw and in General Laws Chapter 40 A the particular intent of these Bylaws with respect to establishing an Assisted Living Option Overlay District (ALOOD) is to provide a residential environment within residentially zoned districts that offers supportive services to individuals 55 years of age or older who are unable to live independently in the community, including individuals with specialized needs due to cognitive or other impairments, by offering supervision and/or assistance with basic activities of daily life.

2. Create New section III-K to be added to Zoning Bylaw after the existing Highway Overlay District Sections:

Section III-K ASSISTED LIVING OPTION OVERLAY DISTRICT ("ALOOD")

1. APPLICABILITY: The ALOOD shall overlay any parcel or combination of contiguous parcels in common ownership ("ALOOD PARCEL") , approved by Town Meeting to be included in the ALOOD, subject to the following requirements:

a. Such ALOOD PARCEL shall be located in a residentially zoned district and consist of at least fifteen (15) contiguous acres.

b. Such ALOOD PARCEL shall have a minimum of 100 feet of frontage on a numbered arterial road (Rt.9, Rt.16, Rt. 27, Rt. 135).

c. All regulations of the underlying residential zoning district shall apply within the ALOOD except to the extent they are specifically modified or supplemented by other provisions of the ALOOD.

2. USE AND OTHER ZONING REGULATIONS

a. Allowed Uses: In addition to any uses allowed in the underlying residential zoning district, which shall continue to be allowed uses, Assisted Living Residences and Special Care Residences, either as a single use or as combined uses in one or more buildings, shall be allowed uses within the ALOOD subject to the following requirements:

i. An Assisted Living Residence located in the ALOOD shall provide assisted living units consisting of one or more rooms within an Assisted Living Residence providing living facilities for no more than two occupants, including room or rooms for living, sleeping and eating ("ALR Unit").

ii. Both Assisted Living Residences and Special Care Residences may include common areas and community dining facilities, and may provide personal care services, activities of assistance with daily living, and other related programs and services. This may include, but is not strictly limited to, meal care services, beauty salon, sundry shop, and banking and recreational facilities.

iii. The SPGA, in order to approve the Special Permit/Site Plan Approval for an Assisted Living Residence or a Special care Residence, must find that the overall impact of the facility will not substantially derogate from the cumulative impact associated with other uses allowed as a matter of right or by special permit within the zoning district.

b. Intensity, Dimensional and Open Space Regulations

i. Number of Living Units: Any development permitted under the ALOOD Bylaw shall be limited to ten (10) ALOOD units per acre (43,560 S.F.). An ALOOD unit is a patient bed with

respect to a Special Care Residence and an ALR Unit with respect to an Assisted Living Residence. For example, a fifteen (15) acre ALOOD PARCEL could have a maximum of one hundred fifty(150) ALR Units, or one hundred (100) ALR Units and a fifty (50) bed Special Care Residence, or a one hundred fifty (150) bed Special Care Residence, or any other combination thereof.

ii. Floor Area Ratio: For any development permitted under the ALOOD Bylaw the floor area ratio (FAR) shall not exceed 0.32.

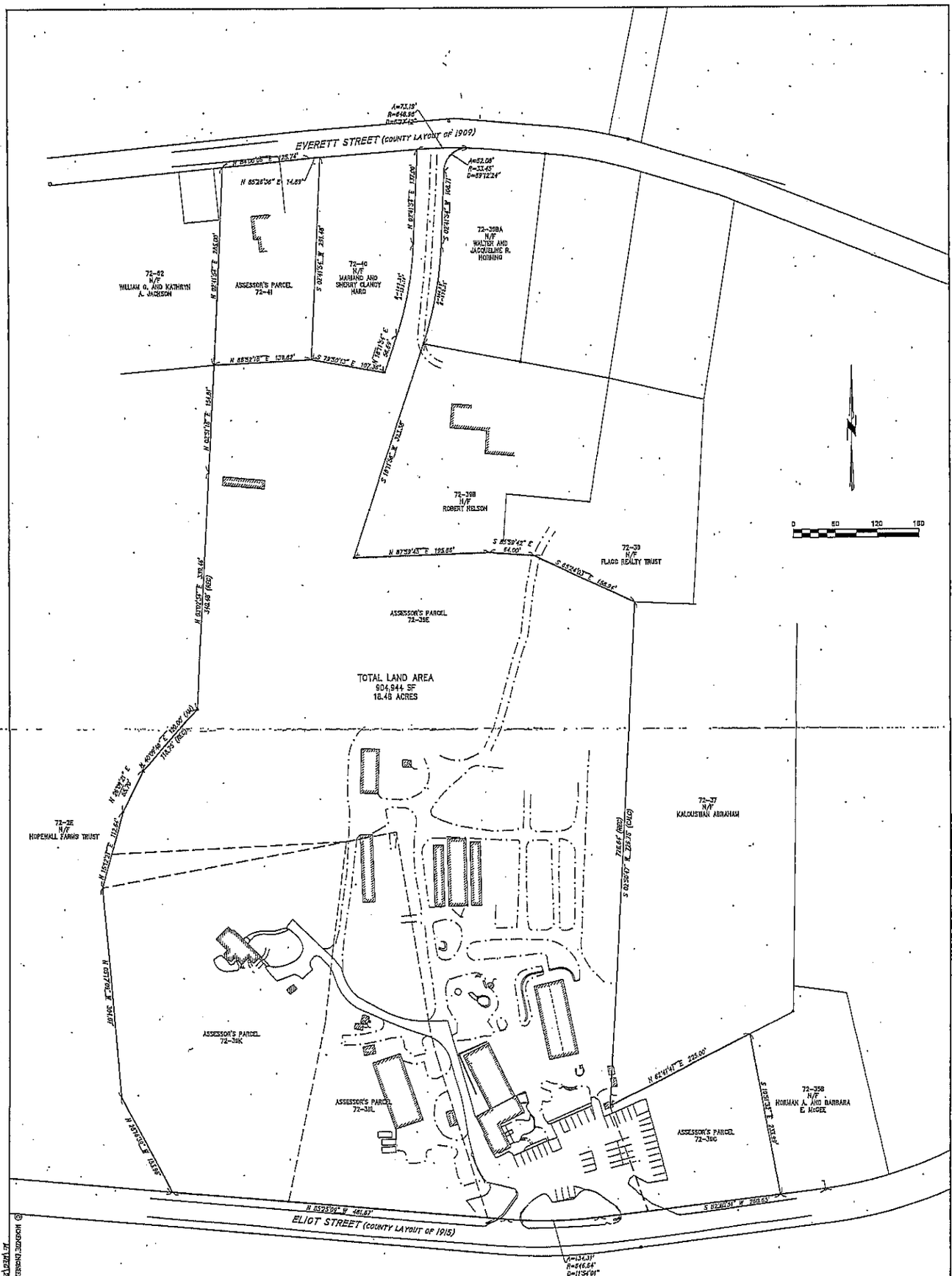
iii. Open Space: Any development approved under the ALOOD shall provide that a minimum of thirty-three (33%) per cent of the ALOOD PARCEL is retained as permanent Open Space or an Open Space Public Benefit Amenity. At least fifty (50%) percent of the Open Space shall not be wetlands or land subject to seasonal or periodic flooding. The Open Space disposition shall be at the discretion of the SPGA and either retained by the Applicant, deeded to the Town of Natick, or deeded to a non-profit corporation designated by the SPGA. The Open Space shall be permanently restricted as Open Space by way of a deed restriction, conservation restriction or easement. Open Space acreage, whether retained by the Applicant or deeded to a third party in compliance with this Section, shall be considered part of the ALOOD PARCEL for determining zoning compliance of the ALOOD PARCEL under all provisions of the Zoning Bylaw.

iv. Parking Spaces Required: 0.5 spaces per ALR Unit for Assisted Living Residences; 0.75 spaces per patient bed for Special Care Residences.

v. Dimensional regulations: All dimensional regulations of the underlying residential zoning district shall apply within the ALOOD except to the extent they are specifically modified or supplemented by other provisions of this ALOOD Article.

ARTICLE 30
Include Certain Parcels of Land on Eliot Street and Everett Street in the Assisted Living Option Overlay District ("ALOOD").
(Sally Flagg, et al)

To see if the Town will vote to include certain parcels of land located on Eliot Street and Everett Street within the Assisted Living Option Overlay District, specifically those parcels of land identified on Assessor's Map number 72 as parcels 39C, 39E, 39L, 39K and 41, intending to describe all of that land contained in deeds recorded in Middlesex South District Registry of Deeds in book 12792, page 120 (parcel 39E and 39C), book 48268, page 575 (parcel 39L), book 59285, page 131 (parcel 39K), and book 45620, page 250 (parcel 41), and excepting therefrom the land described in book 60812, page 376, all as more particularly described on a Plan entitled "Assisted Living Option Overlay District" (Assessors Map 72, lots 39C, 39E, 39L, 39K & 41) 309 and 311 Eliot Street, Natick Massachusetts, by McKenzie Engineering Group, Inc. attached hereto as Exhibit A and the narrative description attached hereto as Exhibit B, or otherwise act thereon.



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M:\MEG\2015 PROJECTS\215-179\DWGS\215-179 ALTA.DWG

DWG. No:	1 OF 1
DWG. TITLE:	EXHIBIT A
SCALE:	1"=60'
DATE:	AUGUST 12, 2016
APPROVED BY:	DLA
CHECKED BY:	DLA
DESIGNED BY:	- -
DRAWN BY:	LS

OWNERS:
PHILIP N. FLAGG
PARCELS 39B AND 39C
DEED BK. 12972, PG. 120

FLAGG REALTY TRUST
PARCELS 39L AND 39K
DEED: BK. 46266, PG. 676
BK. 69295, PG. 191

PHILIP N. AND SALLY R. FLAGG
PARCEL 41
DEED BK. 45620 PG. 250

PROFESSIONAL SURVEYOR:

ASSISTED LIVING OPTION OVERLAY DISTRICT PARCEL

(ASSESSOR'S MAP 72, LOT 39C, 39E, 39L, 39K & 41)
309 AND 311 ELIOT STREET
NATICK, MASSACHUSETTS

PREPARED BY:
McKenzie Engineering Group, Inc.
PROFESSIONAL CIVIL ENGINEERING AND LAND SURVEYING
180 LONGWATER DRIVE
SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-2800
FACSIMILE: (781) 792-6333

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

EXHIBIT B

ALOOD PARCEL LEGAL DESCRIPTION

A parcel of land situated on the northerly side of Eliot Street and the southerly side of Everett Street in the town of Natick, Middlesex County, Massachusetts being more particularly described as follows:

BEGINNING at a point on the northerly right of way line of said Eliot Street, being the southeasterly corner of the land herein described;
thence along said Northerly right of way line the following 3 courses;
S 82°40'51" W a distance of 260.65';
thence with a curve turning to the right with an arc length of 134.31' and a radius of 646.64';
thence N 85°25'09" W a distance of 481.67';
thence N 28°16'39" W a distance of 153.96';
thence N 05°17'09" W a distance of 304.07';
thence N 15°12'21" E a distance of 112.64';
thence N 26°09'21" E a distance of 65.70';
thence N 40°09'46" E a distance of 120.00';
thence N 03°02'34" E a distance of 339.46';
thence N 02°51'16" E a distance of 154.81';
thence N 02°41'54" E a distance of 285.00' to the southerly right of way line of said Everett Street;
thence along said southerly right of way line the following 2 courses;
N 84°06'06" E a distance of 125.74';
thence N 85°26'36" E a distance of 14.89';
thence S 02°41'54" W a distance of 291.48';
thence S 79°50'13" E a distance of 107.36';
thence N 18°11'54" E a distance of 56.69';
thence with a curve turning to the left with an arc length of 133.18' and a radius of492.31';
thence N 02°41'54" E a distance of 137.00';
thence with a curve turning to the right with an arc length of 73.19' and a radius of 648.98';
thence with a reverse curve turning to the left with an arc length of 52.08' and a radius of 33.45';
thence S 02°41'54" W a distance of 108.71';
thence with a curve turning to the right with an arc length of 144.00' and a radius of 532.31';
thence S 18°11'56" W a distance of 323.38';
thence N 87°59'45" E a distance of 195.86';
thence S 85°59'42" E a distance of 64.00';
thence S 65°24'03" E a distance of 158.94';
thence S 02°50'47" W a distance of 726.75';
thence N 62°41'41" E a distance of 225.00';
thence S 10°51'32" E a distance of 233.99' to the POINT OF BEGINNING;
containing an area of 18.48 acres more or less.

The above described parcel of land comprises Assessor's Map number 72; parcels 39C, 39E, 39I, 39K and 41 intending to describe all of that land contained in deeds recorded in the following books:
book 12792, page 120 (parcel 39E and 39C)
book 48268, page 575 (parcel 39L)
book 59285, page 131 (parcel 39K)
book 45620, page 250 (parcel 41)
excepting therefrom the land described in book 60812, page 376

being also shown on a plan entitled "Assisted Living Option Overlay District Parcel (Assessor's Map 72, Lot 39C, 39E, 39L, 39K & 41) 309 and 311 Eliot Street Natick, Massachusetts" dated August 12, 2016 by Mckenzie Engineering Group, Inc.

ARTICLE 31
Amend the Natick Zoning Bylaw to Create a Transitional Overlay Option Plan (TOOP)
(Steven Levinsky, et al)

To see if the Town will vote to amend the Zoning By Laws of the Town of Natick, by adding thereto in Section III thereof, a new Subsection A.7, that would create and establish a zoning overlay district to be known as the Transitional Overlay Option Plan (TOOP) for the purpose of allowing a transitional re-development of properties located along the Major Arterial Roadways of the Town, or act on anything relating thereto.

ARTICLE 32
Include Certain Parcels of Land Located on the Southerly Side of East Central Street, the Easterly Side of Lincoln Street, the Easterly and Westerly Side of Wilson Street and the Westerly Side of Grant Street in the Transitional Overlay Option Plan (TOOP)
(Steven Levinsky, et al)

To see if the Town will vote to designate those parcels of land, located on the southerly side of East Central Street, the easterly of Lincoln Street, the easterly and westerly side of Wilson Street and the westerly side of Grant Street and being on shown on Assessors Map 44, as Lots 180, 181, 182, 195, 196, 197, 216 and 217, as a Transitional Overlay Option Plan (TOOP) District in accordance with Section III – A.7 of the Natick Zoning By-laws, or act on anything related thereto.

ARTICLE 33
Amend the Town of Natick By-laws to Ban the Use of Polystyrene
(Robert Rowe, et al)

To see what action the town will take to amend the Town of Natick By-laws with respect to banning the use of polystyrene (also known by its trademarked name, Styrofoam) for single-use food containers, beverage containers, and trays, or otherwise act thereon.

ARTICLE 34
Acquisition of 218 Speen Street
(Robert Rowe, et al)

To see what action the town will take to acquire a parcel of land whose address is 218 Speen Street, or negotiate a conservation easement to restrict its use or otherwise act thereon. The said parcel of land is a square-shaped wooded area behind the current golf driving range whose boundary begin at the maintenance shed on the golf driving range by 29 Kelsey Road. The boundary runs north along a property line shared with Sherwood Village to Surrey Lane. The property line then runs east along Surrey Lane and Buckingham Road. Finally, the property line runs from the last house on Buckingham Road back to the maintenance shed. The property size is roughly 2.5 acres.

The above articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 2 of the Acts of 1938 and Amendments thereto and the Town Charter and subject to the referendum provided thereby.

You are directed to serve this Warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick, to wit: Precinct 1; Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, 165 Mill St.; Precinct 4, Jones Drug, 7 Main Street; Precinct 5, Wilson Middle School, 22 Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 41 Bacon Street; Precinct 8, Natick High School, 15 West Street; Precinct 9: Community Senior Center, 117 East Central Street and Precinct 10, Memorial Elementary School, 107 Eliot Street.

Above locations being at least one public place in each Precinct, in the Town of Natick, and also posted in the Natick U.S. Post Office, Town Hall, Bacon Free Library and Morse Institute Library seven days at least before October 18, 2016; also by causing the titles of the articles on the Warrant for the 2016 Fall Annual Town Meeting to be published once in the Newspaper called "The Metrowest Daily News", with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be Friday, August 26, 2016.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for holding said meeting.

Given under our hands this 22nd day of August, 2016.

Board of Selectmen for the Town of Natick

Richard P. Jennett, Jr Chair	Nicholas S. Mabardy Vice Chair	Jonathan Freedman Clerk
Susan G. Salamoff Member	John J. Connolly Member	

Certified copies of the Warrant are available at the Office of the Town Clerk, Natick Town Hall, 13 East Central St., Natick, MA between the hours of 8:00 a.m. – 5:00 p.m., Monday through Wednesday; 8:00 a.m.- 7:00 p.m. on Thursday and 8:00 p.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site www.natickma.gov.